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Testimony for the public hearing scheduled on March 2, 2011 regarding

**Raised Bill 1049 - AN ACT REQUIRING CERTAIN PROPERTY OWNERS
TO PROVIDE NOTICE OF BED BUG INFESTATIONS.**

The **Connecticut Apartment Association (CTAA)** is the state chapter of the National Apartment Association and represents over 26,000 units, the largest number of apartments represented by any association in the state. CTAA members consist of the state's leading property management companies in the multifamily rental housing industry. The association's mission is to provide quality rental housing to residents of Connecticut. Our parent organization, the National Apartment Association, represents more than 6 million apartment homes throughout the United States and Canada.

The Connecticut Apartment Association (CTAA) **opposes Raised Bill 1049 - AN ACT REQUIRING CERTAIN PROPERTY OWNERS TO PROVIDE NOTICE OF BED BUG INFESTATIONS.**

Raised Bill 1049 would require property managers to provide prospective tenants with written notice detailing the unit's bed bug history for one year. The Connecticut Apartment Association believes that the Bill as written does not address the issue at hand and does not get to the root of the problem which is educating the general public. The general public needs to be educated on how to identify bed bugs, what procedures to take when traveling and returning home with luggage, to be cautious when accepting used furniture, and most of all to notify their property managers immediately if they suspect bed bugs are present in their unit. Timely treatment is essential in preventing the spread of bed bugs. Currently the false stigmas associated with bed bugs, such as they only populate in units that are not clean, prevent tenants from telling their property managers until it is too late and the bed bugs have already spread. Professionally managed communities have been in front of the bed bug issue long before it hit the national spotlight. The National Apartment Association and the CTAA have had several seminars, dating as far back as 2006, in an effort to educate our members. So they could use this information to educate their tenants.

Providing prospective tenants with the unit's bed bug history is not going to stop the spread of bed bugs but will instead cause a new problem, increased vacancy rates. A prospective tenant may not rent an apartment if they are notified the unit had bed bugs within the last year, even if the problem has been eradicated. This is going to cause many small property owners to suffer loss of rent on top of the costs that are associated with extermination. It costs on average about \$1,600 per unit to exterminate for bed bugs, coupled with loss of rent this could be devastating to apartment owners and managers.

CTAA **opposes** Raised Bill 1049 and urges the Public Health Committee to take no action on the Bill.

Sincerely,
Brian Lemire
CTAA President Elect